

1205 Highway 1
Grand Isle, LA 70358

 **LOGO** COMING
SOON

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MLS# 2026013134



\$474,000

4 Bedrooms | 3 Bathrooms | 1,815 Sqft

Enjoy 130 feet of waterfront frontage on Gormley Canal with a brand-new 2,000+ sqft fishing pier, making this the perfect coastal getaway for anglers, boaters, and outdoor enthusiasts. Located directly across from Elmer's Island, this property offers stunning sunsets, easy water access, and endless opportunities for recreation. The split-level home features a bright, open living, kitchen, and dining area with soaring cathedral ceilings, creating an inviting space for relaxing or entertaining. The main level includes 2 bedrooms and 2 bathrooms, while the lower split level offers an additional 2 bedrooms and 1 bathroom ideal for guests, extended family, or rental flexibility. Additional features include cen a/h, gas stove, tankless water heater, whole-house generator & cargo lift. The home is being sold partially furnished. The property also includes one 50-amp RV hookup and five additional RV hookups that offer excellent potential with a little TLC. Zoned for short-term rentals, this property presents an outstanding investment opportunity or the perfect personal retreat on the Louisiana coast. Whether you're looking for a waterfront residence, vacation home, fishing camp, or income-producing property, this unique coastal gem offers the lifestyle you've been searching for.



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